

**EXHIBIT A**

**Proposed Order**

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE**

In re:

FRANCHISE GROUP, INC., *et al.*,<sup>1</sup>

Debtors.

Chapter 11

Case No. 24-12480 (JTD)

(Jointly Administered)

Ref. Docket No. \_\_

**SEVENTH OMNIBUS ORDER, PURSUANT TO SECTIONS 105(a), 365(a), AND 554 OF  
THE BANKRUPTCY CODE AUTHORIZING THE DEBTORS TO (I) REJECT  
CERTAIN UNEXPIRED LEASES, EFFECTIVE AS OF THE REJECTION  
DATE; AND (II) ABANDON PERSONAL PROPERTY**

Upon consideration of the motion (the “Motion”)<sup>2</sup> of the debtors and debtors-in-possession in the above-captioned chapter 11 cases (collectively, the “Debtors”) for the entry of an order (this “Order”), pursuant to sections 105(a), 365, and 554 of the Bankruptcy Code, authorizing the Debtors to (i) reject those certain unexpired leases (the “Rejected Leases”) set forth on Schedule 1

<sup>1</sup> The Debtors in these Chapter 11 Cases, along with the last four digits of their U.S. federal tax identification numbers, to the extent applicable, are Franchise Group, Inc. (1876), Freedom VCM Holdings, LLC (1225), Freedom VCM Interco Holdings, Inc. (2436), Freedom Receivables II, LLC (4066), Freedom VCM Receivables, Inc. (0028), Freedom VCM Interco, Inc. (3661), Freedom VCM, Inc. (3091), Franchise Group New Holdco, LLC (0444), American Freight FFO, LLC (5743), Franchise Group Acquisition TM, LLC (3068), Franchise Group Intermediate Holdco, LLC (1587), Franchise Group Intermediate L, LLC (9486), Franchise Group Newco Intermediate AF, LLC (8288), American Freight Group, LLC (2066), American Freight Holdings, LLC (8271), American Freight, LLC (5940), American Freight Management Company, LLC (1215), Franchise Group Intermediate S, LLC (5408), Franchise Group Newco S, LLC (1814), American Freight Franchising, LLC (1353), Home & Appliance Outlet, LLC (n/a), American Freight Outlet Stores, LLC (9573), American Freight Franchisor, LLC (2123), Franchise Group Intermediate B, LLC (7836), Buddy’s Newco, LLC (5404), Buddy’s Franchising and Licensing LLC (9968), Franchise Group Intermediate V, LLC (5958), Franchise Group Newco V, LLC (9746), Franchise Group Intermediate BHF, LLC (8260); Franchise Group Newco BHF, LLC (4123); Valor Acquisition, LLC (3490), Vitamin Shoppe Industries LLC (3785), Vitamin Shoppe Global, LLC (1168), Vitamin Shoppe Mariner, LLC (6298), Vitamin Shoppe Procurement Services, LLC (8021), Vitamin Shoppe Franchising, LLC (8271), Vitamin Shoppe Florida, LLC (6590), Betancourt Sports Nutrition, LLC (0470), Franchise Group Intermediate PSP, LLC (5965), Franchise Group Newco PSP, LLC (2323), PSP Midco, LLC (6507), Pet Supplies “Plus”, LLC (5852), PSP Group, LLC (5944), PSP Service Newco, LLC (6414), WNW Franchising, LLC (9398), WNW Stores, LLC (n/a), PSP Stores, LLC (9049), PSP Franchising, LLC (4978), PSP Subco, LLC (6489), PSP Distribution, LLC (5242), Franchise Group Intermediate SL, LLC (2695), Franchise Group Newco SL, LLC (7697), and Educate, Inc. (5722). The Debtors’ headquarters is located at 109 Innovation Court, Suite J, Delaware, Ohio 43015.

<sup>2</sup> Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Motion.

to this Order, effective as of December 31, 2024 (the “Rejection Date”), and (ii) abandon personal property (the “Personal Property”) remaining on the Rejected Premises as of the Rejection Date; and upon consideration of the Motion and all pleadings related thereto, including the First Day Declaration; and due and adequate notice of the Motion having been given under the circumstances; and having determined that no other or further notice of the Motion is required; and having determined that this Court has jurisdiction to consider the Motion in accordance with 28 U.S.C. §§ 157 and 1334 and the *Amended Standing Order of Reference* from the United States District Court for the District of Delaware, dated as of February 29, 2012; and having determined that this is a core proceeding pursuant to 28 U.S.C. § 157(b)(2); and having determined that venue of these Chapter 11 Cases and the Motion is proper pursuant to 28 U.S.C. §§ 1408 and 1409; and it appearing that the relief requested in the Motion is in the best interests of the Debtors, their estates, their creditors, and other parties in interest; and after due deliberation and sufficient cause appearing therefor,

**IT IS HEREBY ORDERED THAT:**

1. The Motion is GRANTED as set forth herein.
2. Pursuant to sections 105(a) and 365(a) of the Bankruptcy Code and Bankruptcy Rule 6006, the Rejected Leases, to the extent not already terminated in accordance with their applicable terms or upon agreement of the parties, are hereby rejected by the Debtors, with such rejection being effective as of the Rejection Date.
3. Pursuant to sections 105(a) and 554(a) of the Bankruptcy Code and Bankruptcy Rule 6007, any Personal Property remaining, as of the Rejection Date, on the Rejected Premises is hereby abandoned by the Debtors, with such abandonment being effective as of the Rejection Date. Landlords of the Rejected Premises may dispose of any and all Abandoned Personal

Property remaining on the Rejected Premises without further notice or liability to any third party or the Debtors. To the extent necessary, the automatic stay is modified to allow such disposition.

4. If the Debtors have deposited monies with a counterparty to a Rejected Lease as a security deposit or other arrangement, such counterparty may not setoff or recoup or otherwise use such deposit without the prior authority of this Court.

5. Any person or entity that holds a claim that arises from the Rejected Leases must file a proof of claim based on such rejection on or before the date that is thirty (30) days after the entry of this Order.

6. Nothing in this Order shall impair, prejudice, waive or otherwise affect any of the rights of the Debtors or any other party to: (a) assert or contest that the Rejected Leases (i) were terminated on the Rejection Date, or (ii) are not unexpired leases under section 365 of the Bankruptcy Code; (b) assert or contest that any claim for damages arising from the rejection of the Rejected Leases is limited to the remedies available under any applicable termination provisions of the Rejected Leases; (c) assert or contest that any such claim is an obligation of a third party, and not that of the Debtors or their estates; or (d) otherwise assert or contest any claims that may be asserted in connection with the Rejected Leases. All rights, claims, defenses and causes of action that the Debtors and their estates may have against the counterparties to the Rejected Leases, whether or not such claims arise under, are related to the rejection of, or are independent of the Rejected Leases, are reserved, and nothing herein is intended or shall be deemed to impair, prejudice, waive or otherwise affect such rights, claims, defenses and causes of action. Additionally, all rights, claims, defenses, and causes of action of any counterparty to the Rejected Leases, whether or not such claims arise under, are related to the rejection of, or are independent

of the Rejected Leases, are reserved, and nothing herein is intended or shall be deemed to impair, prejudice, waive or otherwise affect such rights, claims, defenses and causes of action.

7. Nothing in this Order shall be construed to (a) create or perfect, in favor of any person or entity, any interest in cash of a Debtor that did not exist as of the Petition Date or (b) alter or impair any security interest or perfection thereof, in favor of any person or entity, that existed as of the Petition Date.

8. Nothing in this Order shall create, nor is intended to create, any rights in favor of or enhance the status of any claim held by any party.

9. The requirements in Bankruptcy Rules 6006 and 6007 are satisfied.

10. The Debtors are authorized to take any and all actions necessary to effectuate the relief granted herein.

11. Notwithstanding any applicability of Bankruptcy Rule 6004(h), the terms and conditions of this Order shall be effective and enforceable immediately upon its entry.

12. This Court shall retain jurisdiction with respect to all matters arising from or related to the implementation or interpretation of this Order.

**Schedule 1**

**Rejected Leases<sup>1</sup>**

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<sup>1</sup> Each, as may be amended, modified, or supplemented from time to time and together with any schedules thereto.

ID #	Counterparty	Counterparty Address	Debtor	Rejected Agreement and Property	Store
101	Fox Jr. Development, Inc.	Fox Jr. Development, Inc. Connie Denning 4425 William Penn Highway Murrysville, PA 15668	American Freight, LLC	Lease, dated December 6, 2021  820 Scalp Ave Johnstown, PA 15904	274
102	Franklin Towne Plaza	Franklin Towne Plaza Christina Albi 855 Broad Street, Ste. 300 Boise, ID 83702	American Freight Outlet Stores, LLC	Outlet Store Lease, dated November 7, 2013  8033 West Franklin Road Boise, ID 83704	4824
103	Front Street Kansas City, LLC	Front Street Kansas City, LLC Chris Carver 100 Lexington St., Ste. 50 Fort Worth, TX 76102	American Freight Outlet Stores, LLC	Outlet Store Lease, dated December 3, 2013  3632 E Front St Kansas City, MO 64120	7820/4001
104	FSC West Covina, LLC	FSC West Covina, LLC Mark Carrington 1001 Canal Blvd, Ste. A1 Richmond, CA 94804	American Freight Outlet Stores, LLC	Sublease, dated October 1, 2012  728 South Orange Ave West Covina, CA 91790	5282
105	G&I X Industrial In, LLC	G&I X Industrial In, LLC Brian Riley 220 East 42nd St New York, NY 10017	American Freight, LLC	Lease, dated April 23, 2014  8920 Corporation Dr Indianapolis, IN 46256	44
106	Gamble Brothers LLC	Gamble Brothers LLC Jeremy Gamble 24 CR 912 Brookland, AR 72417	American Freight FFO, LLC	Lease, dated January 14, 2015  1 Furniture Lane Batesville, AR 72901	232
107	Gamble Brothers, LLC	Gamble Brothers, LLC Jeremy Gamble 24 CR 912 Brookland, AR 72417	American Freight FFO, LLC	Lease, dated December 4, 2013  2839 Race Street Jonesboro, AR 26750	230
108	Gates Inc.	Gates Inc. Whitney Gates PO Box 209 Bloomington, IN 47402	American Freight, LLC	Lease, dated June 12, 2020  3100 W Susan Drive Bloomington, IN 47404	193
109	Gateway Retail Partner III, LLC	Gateway Retail Partner III, LLC Crystal Patterson 2960 Fairview Dr. Owensboro, KY 42303	American Freight FFO, LLC	Lease, dated December 20, 2018  2512 Calumet Trace Owensboro, KY 42303	244
110	Gateway South LLC #1	Gateway South LLC #1 Patricia Kopetsky 5730 Kopetsky Drive, Ste. A Indianapolis, IN 46217	American Freight, LLC	Lease, dated February 1, 2014  5750 Kopetsky Dr. Indianapolis, IN 46217	41
111	GBUZZ, LLC	GBUZZ, LLC James Sole P.O. Box 600910 Jacksonville, FL 32260	American Freight, LLC	Lease, dated June 1, 2012  3350 S. Ridgewood Ave Port Orange, FL 32129	27
112	GCP Boom, LLC	GCP Boom, LLC Chris Fogarty 244 West 39th St., 5th Floor New York, NY 14845	American Freight, LLC	Lease, dated August 29, 2022  1020 Center St Horseheads, NY 14845	287

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113	Giuffre Property Management	Giuffre Property Management Frank Giuffre Jr. 445 W Oklahoma Ave. Milwaukee, WI 53207	American Freight, LLC	Lease, dated June 1, 2011  3804 South 27th St Milwaukee, WI 53221	63
114	GKI Industrial Dallas, LLC	GKI Industrial Dallas, LLC Lara Wilson 10275 W. Higgins Rd., Ste. 810 Rosemont, IL 60018	American Freight Outlet Stores, LLC	Lease, dated March 10, 2003  1215 Marsh Lane Carrollton, TX 75006	9449/4617
115	GLL BVK Properties, LP	GLL BVK Properties, LP Sarah Wadkins 200 S Orange Ave., STE #1375 Orlando, FL 32801	American Freight, LLC	Lease Agreement, dated September 25, 2020  9745 Patriot Hwy Fredericksburg, VA 22407	210
116	GM Properties	GM Properties Gary Mehan 1911 Sheppard Access Rd., Bldg. #5 Wichita Falls, TX 76306	American Freight, LLC	Lease, dated December 28, 2020  3127 Lawrence Rd. Wichita Falls, TX 76308	257
117	Gosula Holdings LTD	Gosula Holdings LTD Mohan Reddy Gosula 6028 Trent Ct. Lewis Center, OH 43035	American Freight, LLC	Lease Agreement, dated March 19, 2018  1141 S. Columbus Pike Delaware, OH 43015	160
118	Gravois Bluffs East 8-A, LLC	Gravois Bluffs East 8-A, LLC Michael Grewe 639 Gravois Bluffs Blvd., Ste. D St. Louis, MO 63026	American Freight Outlet Stores, LLC	Lease, dated March 26, 2003  639 Gravois Bluff Blvd Suite A Fenton, MO 63026	4619
119	Greater Orlando Aviation Authority	Greater Orlando Aviation Authority Stephanie Bean 1900 Summit Tower Blvd., Ste. 240 Orlando, FL 32810	American Freight Outlet Stores, LLC	Retail Lease Agreement, dated October 1, 2022  4308 E Colonial Drive Orlando, FL 32803	4345
120	Greenfield Plaza, LLC	Greenfield Plaza, LLC Marie A. Wouters 1136 W. Baseline Rd Mesa, AZ 85210	American Freight, LLC	Lease, dated May 15, 2017  4422 E. University Dr. Suite 101 Mesa, AZ 85205	154
121	Greenlight Development LLC	Greenlight Development LLC Geoffrey Patak 80 Fuller Rd Albany, NY 12205	American Freight, LLC	Lease Agreement, dated February 1, 2015  76 Fuller Rd. Albany, NY 12205	107
122	Gregory Realty, G.P.	Gregory Realty, G.P. Attn: General Counsel PO Box 382366 Germantown, TN 38183	American Freight, LLC	Lease, dated December 29, 2020  7258 Interstate Boulevard Horn Lake, MS 38637	254
123	GRH Holdings, LLC	GRH Holdings, LLC Christina Albi 855 W Broad St., Ste. 300 Boise, ID 83702	American Freight Outlet Stores, LLC	Lease Agreement, dated July 25, 2020  857 North Val Vista Drive Gilbert, AZ 85234	7349
124	Gridley Square Property LLC	Gridley Square Property LLC Andre Philips 13071 Abing Ave San Diego, CA 92129	American Freight Outlet Stores, LLC	Outlet Store Lease, dated August 14, 2019  18714 South Gridley Rd Cerritos, CA 90703	5632



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125	Gulsons, LLC c/o Norris & Stevens, Inc.	Gulsons, LLC c/o Norris & Stevens, Inc. Brue Soihir 900 SW 5th Avenue, 17th Floor Portland, OR 97204	American Freight Outlet Stores, LLC	Lease, dated February 26, 1996  10176 Se 82nd Ave Clackamas, OR 97086	9888
126	Halena Partners I, LLC c/o Burke Automotive Group	Halena Partners I, LLC c/o Burke Automotive Group Mark H Livings 801 Boulder Lake Court Birmingham , AL 35242	American Freight, LLC	Lease, dated September 1, 2015  4600 Highway 52 Helena, AL 35080	114
127	Hankins Real Estate Partnership	Hankins Real Estate Partnership Stephen Hankins/Erik Hankins 9889 Page Avenue St. Louis, MO 63132	American Freight, LLC	Lease Agreement, dated January 10, 2014  9801 Page Ave St. Louis, MO 63132	97
128	Hart & Hart Corporation	Hart & Hart Corporation Carolyn Hart PO Box 98 Lynn Haven, FL 32444	American Freight Outlet Stores, LLC	Lease, dated October 5, 2015  2116 South Highway 77 Lynn Haven, FL 32444	53
129	Harvey-Given CO	Harvey-Given CO Jim Givens PO Box 1894, 16 Commerce Court Rome, GA 30162	American Freight, LLC	Lease, dated November 21, 2014  2502 Shorter Ave Nw Rome, GA 30165	104
130	Herdor LLC	Herdor LLC Salim Valiani 9125 Southern Breeze Dr. Orlando, FL 32836	American Freight, LLC	Lease, dated November 15, 2017  3818 S Orlando Dr Sanford, FL 32773	158
131	Hidden Hill Road Associates LLC	Hidden Hill Road Associates LLC Jane Crocker 1759 Union Street Spartanburg, SC 29302	American Freight, LLC	Lease, dated December 16, 2016  473 East Blackstock Rd Unit 1 Spartanburg, SC 29301	138
132	High Cotton Palisades, LLC c/o Red Rock Realty Group Inc.	High Cotton Palisades, LLC c/o Red Rock Realty Group Inc. Thomas Joyce 1425 Richard Arrington Jr. Blvd. S., Ste. 100 Birmingham , AL 35205	American Freight Outlet Stores, LLC	Outlet Store Lease, dated February 19, 2019  372 Palidades Blvd Birmingham, AL 35209	5446
133	Himaloy Taylor, LLC	Himaloy Taylor, LLC Chinu Mridha 4705 Towne Center Rd., Ste. 201 Saginaw, MI 48604	American Freight Outlet Stores, LLC	Specialty Store Lease, dated January 21, 1997  9860 Telegraph Road Taylor, MI 48180	7561
134	HM Peachtree Corners 1, LLC	HM Peachtree Corners 1, LLC Sonita Hong 1230 Peachtree Street NE, STE #3400 Atlanta, GA 30309	American Freight, LLC	Lease, dated September 15, 2008  6796-A Jimmy Carter Blvd. Norcross, GA 30071	37
135	HV Center LLC	HV Center LLC Cheryl Bennett 151 Bodman Place, Ste. 201 Red Bank, NJ 7701	American Freight, LLC	Lease, dated September 14, 2022  1328 Hooksett Rd Hooksett, NH 03106	288
136	IH 35 Loop 340 TIC	IH 35 Loop 340 TIC Debbie Dill 4560 Belt Line Road, Ste. 400 Addison, TX 75001	American Freight, LLC	Lease Agreement, dated November 17, 2015  1000 N Loop 340 Waco, TX 76705	121

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137	IH-10 Hayden, LTD	IH-10 Hayden, LTD Carolyn Cruise 2410 Polk Street, Ste. 200 Houston, TX 77003	American Freight Outlet Stores, LLC	Lease, dated January 3, 2023  5901 Griggs Rd Houston, TX 77023	9889/8234
138	Indian Trail Square, LLC	Indian Trail Square, LLC Heather Small 1020 Industry Rd., STE 40 Lexington, KY 40505	American Freight FFO, LLC	Lease, dated July 19, 2007  5749 Preston Highway Louisville, KY 40219	249
139	Indvestia Darien, LLC	Indvestia Darien, LLC Philip G. Sturtevant 718 Ogden Ave., Ste. 100 Downers Grove, IL 60515	American Freight Outlet Stores, LLC	Specialty Store Lease, dated February 13, 1997  7415 South Cass Avenue Darien, IL 60561	4606
140	Inland Commercial Real Estate Services, LLC	Inland Commercial Real Estate Services, LLC Sean Steuart 2901 Butterfield Road Oak Brook, IL 60523	American Freight, LLC	Lease Agreement, dated October 6, 2023  2159 Harris Blvd Layton, UT 84041	300
141	Ireland Corner, LLC	Ireland Corner, LLC Nancy Velazquez 4200 Morganton Rd., Ste. 150 Fayetteville, NC 28314	American Freight Outlet Stores, LLC	Outlet Store Lease, dated April 16, 2014  1240 Ireland Drive Fayetteville, NC 28304	4268
142	Isador Schreiber & Associates, LLC	Isador Schreiber & Associates, LLC Ezra Genauer 18915 142nd Ave. NE, Ste. 155 Woodinville, WA 98072	American Freight Outlet Stores, LLC	Lease, dated June 1, 1994  5401 6th Ave. Suite 515 Tacoma, WA 98406	4119
143	J&F Gainesville Properties LLC	J&F Gainesville Properties LLC Fran Williams 1310 Gulf Blvd, Unit 10-A Clearwater, FL 33767	American Freight, LLC	Lease, dated November 1, 2009  4222 N W 13th St Gainesville, FL 32609	47
144	Jackson Street Group LLC	Jackson Street Group LLC Lane Patterson 11323 Arcade Dr, Ste A Little Rock, AR 72212	American Freight FFO, LLC	Lease Agreement, dated February 3, 2003  6527 Warden Road Sherwood, AR 72124	225
145	JDR Woodlock Festival, LLC	JDR Woodlock Festival, LLC Kaitlyn Hipple 2201 Mechanic Street, Ste. C North Charleston, SC 29405	American Freight Outlet Stores, LLC	Outlet Store Lease, dated October 9, 2014  5101 Ashley Phosphate Rd., Suite 136 North Charleston, SC 29418	7604
146	Jeffnan U.S.A. Inc.	Jeffnan U.S.A. Inc. David Mangrum 201 - 8400 Cote De Liesse St. Laurant, QC H4T 1G7 Canada	American Freight, LLC	Lease, dated September 26, 2023  2222 Texoma Pkwy Sherman, TX 75090	303
147	JFR Texas Properties LLC	JFR Texas Properties LLC Mark Freeland 806 Pecan McAllen, TX 78501	American Freight, LLC	Lease Agreement, dated December 8, 2016  1001 E Highway 83 McAllen, TX 78501	136
148	JH Berry & Gilbert, Inc.	JH Berry & Gilbert, Inc. Joe Saling 3125 Independence Drive, Ste. 125 Birmingham, AL 35206	American Freight, LLC	Lease, dated November 16, 2012  3260 Morrow Rd Trussville, AL 35235	83

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149	JHG Properties, LLC	JHG Properties, LLC Robert Grand 539 Dunmoreland Dr Shreveport, LA 71106	American Freight, LLC	Lease, dated March 12, 2014  8560 Florida Blvd Baton Rouge, LA 70815	98
150	Joe Amato East End Centre, LP	Joe Amato East End Centre, LP Liana Kissinger 272 East End Centre Wilkes-Barre, PA 18702	American Freight, LLC	Lease, dated August 8, 2020  370 East End Center Wilkes-Barre, PA 18702	200
151	JSM Land Group, LLC	JSM Land Group, LLC Michael Kosto 4535 S. Dale Mabry Hwy, Ste. 300 Tampa, FL 33611	American Freight, LLC	Lease Agreement, dated February 1, 2009  4535 S. Dale Mabry Hwy. Tampa, FL 33611	24
152	Kelley Commercial Realty, LLC	Kelley Commercial Realty, LLC Henry Kelley 425 W. Capitol Ave., STE 300 Little Rock, AR 72201	American Freight FFO, LLC	Lease, dated January 31, 2018  831 Sonoma Park Drive Norman, OK 73071	243
153	KG1 Military, LLC	KG1 Military, LLC Chris Good 1128 Independence Blvd., Ste. 200 Virginia Beach, VA 23455	American Freight Outlet Stores, LLC	Commercial Retail Lease, dated October 26, 2022  2005 South Military Hwy Chesapeake, VA 23320	7593
154	Kingsport Green AC Managing Company, LLC	Kingsport Green AC Managing Company, LLC Mila Gant 1500 Huguenot Road, Ste. 108 Midlothian, VA 23113	American Freight, LLC	Lease, dated April 1, 2023  1189 N Eastman Rd Kingsport, TN 37664	291
155	Kinsman Investors	Kinsman Investors Joel Bahr 6514 Odana Road, Ste. 6 Madison, WI 53719	American Freight, LLC	Lease Agreement, dated April 11, 2011  3674 Kinsman Blvd Madison, WI 53554	60
156	Kite Realty Group	Kite Realty Group Ericka Stensgaard 30 S. Meridian St., Ste. 1100 Indianapolis, IN 46204	American Freight Outlet Stores, LLC	Outlet Store Lease, dated December 27, 2011  11687 Westheimer Rd Houston, TX 77077	9411
157	Kitty Wells, INC	Kitty Wells, INC Skylar Rogers 5502 Cowhorn Creek Rd., STE. C Texarkana, TX 75503	American Freight, LLC	Lease, dated February 10, 2020  1801 N Robison Rd #1e Texarkana, TX 75501	187
158	KMD, LLC	KMD, LLC Raj Kullar 198 Calabria St. Aptos, CA 95003	American Freight, LLC	Lease, dated November 1, 2014  501 Mall Dr. Portage, MI 49024	77
159	KRG Plaza Green, LLC	KRG Plaza Green, LLC Ericka Stensgaard 30 S. Meridian St., Ste. 1100 Indianapolis, IN 46204	American Freight Outlet Stores, LLC	Lease Agreement, dated June 30, 2008  1117 Woodruff Rd, Suite K. Greenville, SC 28860	7533
160	L.W. Miller Holding Company Inc	L.W. Miller Holding Company Inc Lyle Miller 1475 LK Lansing Rd Lansing, MI 48912	American Freight, LLC	Lease, dated June 8, 2011  1475 Lake Lansing Rd Lansing, MI 30000	65

ID #	Counterparty	Counterparty Address	Debtor	Rejected Agreement and Property	Store
161	Laurie Industries, Inc., Kinpark Associates and Fundamentals Company c/o Kin Properties	Laurie Industries, Inc., Kinpark Associates and Fundamentals Company c/o Kin Properties Attn: Lee Cherney and General Counsel 185 N.W. Spanish River Boulevard, Ste. 100 Boca Raton, FL 33431	American Freight Outlet Stores, LLC	Direct Lease Agreement, dated October 1, 2012  3203 N Mayfair Rd Wauwatosa, WI 53222	4583
162	LCU Candles Station Holdings, LLC	LCU Candles Station Holdings, LLC Attn: Real Estate Management / MSC 710715 1971 University Blvd. Lynchburg, VA 24515	American Freight, LLC	Lease, dated April 29, 2022  3700 Candles Mountain Rd Ste 67 Lynchburg, VA 24502	279
163	Leland J3, LLC	Leland J3, LLC Tom Diehl 304 East Warren St. Lebanon, OH 45036	American Freight, LLC	Lease Agreement, dated November 30, 2010  2800 Springboro Pike Moraine, OH 45439	54
164	Leveraged Holdings, LLC	Leveraged Holdings, LLC Thad DenHartog 5167 Utica Ridge Rd Davenport, IA 52807	American Freight, LLC	Lease, dated November 19, 2018  1010 E Kimberly Rd Davenport, IA 35488	172
165	Lexington 2770, LLC	Lexington 2770, LLC Steve Belford 6649 N. High St., Ste. LL2 Worthington, OH 43085	American Freight, LLC	Lease, dated November 1, 2014  2770 Lexington Ave. Lexington, OH 44904	3
166	LIT-ENVP Limited Partnership	LIT-ENVP Limited Partnership Barbara Roe 2323 Victory Avenue, Ste. 1500 Dallas, TX 75219	American Freight Outlet Stores, LLC	Lease Agreement, dated July 27, 2016  1936 W 140th Ave San Leandro, CA 94577	8346
167	Lolo Enterprises, LLC	Lolo Enterprises, LLC Gary Dorner 1415 Heil Quaker Blvd La Vergne, TN 37086	American Freight, LLC	Lease, dated November 1, 2013  3041 Owen Dr Antioch, TN 37013	51
168	Lovell 2.5 LLC	Lovell 2.5 LLC Brandon Clark 100 Dalton Place Way, Ste. 105 Knoxville, TN 3712	American Freight, LLC	Lease Agreement, dated November 1, 2014  737 Lovell Rd Knoxville, TN 37922	52
169	Lynch Butler	Lynch Butler Lynch Butler 15707 Fairmount Rd Siloam Springs, AR 72761	American Freight FFO, LLC	Lease, dated June 29, 2015  3758 Hwy 412 E Siloam Springs, AR 72761	233
170	M3 Ventures, LLC	M3 Ventures, LLC Brittany Loyd PO Box 263 Bryant, AR 72089	American Freight FFO, LLC	Lease Agreement, dated February 3, 2003  22401 I-30 S Bryant, AR 72022	226
171	Macon Center, LLC	Macon Center, LLC Joe Sabbagh 1202 Avenue U, Ste. 1117 Brooklyn, NY 11229	American Freight, LLC	Lease, dated April 18, 2016  2525 Pio Nono Ave Macon, GA 31206	126
172	Mall at Potomac Mills, LLC	Mall at Potomac Mills, LLC Attn: General Counsel P.O. Box 402298 Atlanta, GA 30384	American Freight Outlet Stores, LLC	Specialty Store Lease, dated December 11, 2003  2700 Potomac Mills Circle, Suite #707 Prince William, VA 33008	4599

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173	Marketfair North, LLC	Marketfair North, LLC Guy Tuvia 244 W 39th St, 4th Floor New York, NY 10018	American Freight, LLC	Lease, dated January 15, 2021  4124 Nys Route 31 Clay, NY 13041	217
174	McCord Business Center	McCord Business Center BJ McCord 5568 Ayers St. Corpus Christi, TX 78415	American Freight, LLC	Lease, dated December 1, 2016  5568 Ayers St Corpus Christi, TX 78415	131
175	McRae Mortgage & Investments, LLC	McRae Mortgage & Investments, LLC Ken McRae PO Box 7420, Little Rock, AR 72217	American Freight FFO, LLC	Lease, dated September 9, 2010  280 S Shackelford Rd Little Rock, AR 72211	228
176	Meditrina Properties, LLC	Meditrina Properties, LLC Barbara Mei 990 Blvd of the Arts, Apt. 1203 Sarasota, FL 34236	American Freight, LLC	Lease, dated November 1, 2014  1201 U.S. Highway 301 Palmetto, FL 34221	93
177	MEL Indiana LLC	MEL Indiana LLC AnnMarie Mizuno 700 Bishop Street, STE #1928 Honolulu, HI 96813	American Freight Outlet Stores, LLC	Ground Lease, dated October 22, 2019  6169 Us Highway 6 Portage, IN 46368	4790
178	Menard, Inc.	Menard, Inc. Sallie Butcher 5101 Menard Drive Eau Claire, WI 54703	American Freight, LLC	Lease, dated January 30, 2020  717 Prior Ave North Saint Paul, MN 55104	66
179	Merchant's Investors, LLC	Merchant's Investors, LLC Sarah Mendel 3265 Meridian Pkwy, Ste. 130 Weston, FL 33331	American Freight, LLC	Lease, dated June 11, 2021  2607 Decherd Blvd Winchester, TN 37398	264
180	Middle Neck Road Associates, LLC	Middle Neck Road Associates, LLC Mike Vogel 17927 Lake Estates Dr. Boca Raton, FL 33496	American Freight Outlet Stores, LLC	Outlet Store Lease, dated July 18, 2019  2031 Okeechobee Blvd West Palm Beach, FL 33409	4526
181	Missouri Boulevard Investment Compant, LLC	Missouri Boulevard Investment Compant, LLC Ruth Ann Schneiders 1309 Fairgrounds Rd. Jefferson City, MO 65109	American Freight FFO, LLC	Lease, dated March 30, 2014  2010 Missouri Blvd. Jefferson City, MO 65109	222
182	Mobile Highway 4500, LLC	Mobile Highway 4500, LLC Steve Belford 6649 N. High St., Ste. LL2 Worthington, OH 43085	American Freight Outlet Stores, LLC	Lease, dated November 1, 2014  4500 Mobile Highway Pensacola, FL 32506	56
183	Mongia Capital Michigan, LLC	Mongia Capital Michigan, LLC Raj Kumar/Daniel Line 31700 Middlebelt Rd, Ste 225 Farmington Hills, MI 48334	American Freight, LLC	Lease, dated October 9, 2020  5038 Miller Rd Flint, MI 48507	213
184	Morningside Plaza LP	Morningside Plaza LP Christopher Kruppa 4041 Liberty Avenue, Ste. 201 Pittsburgh, PA 15224	American Freight, LLC	Lease, dated February 7, 2014  516 West Plank Rd Suite #22 Altoona, PA 16602	99

ID #	Counterparty	Counterparty Address	Debtor	Rejected Agreement and Property	Store
185	NAI Horizon	NAI Horizon Laura Kirkander 2944 N 44th ST, Ste. 200N Phoenix, AZ 85018	American Freight Outlet Stores, LLC	Outlet Store Lease, dated September 4, 2013  5734 W. Peoria Avenue Glendale, AZ 20990	4962
186	Namdar Realty Group	Namdar Realty Group Paul Lichtefeld 150 Great Neck Road, Ste. 304 Great Neck, NY 11021	American Freight, LLC	Lease Agreement, dated August 30, 2023  1680 Briargate Blvd Colorado Springs, CO 80920	295
187	Naper West, LLC	Naper West, LLC Stacey Hansen 1350 E. Touhy Avenue, Ste. 360 E Des Plaines, IL 60018	American Freight Outlet Stores, LLC	Outlet Store Lease, dated March 29, 2011  540 S. Hwy 59 Naperville, IL 60540	9670
188	National Retail Properties, Inc.	National Retail Properties, Inc. Ana Aguirre 450 South Orange Avenue, Ste. 900 Orlando, FL 32801	American Freight, LLC	Lease Agreement, dated September 21, 2012  9700 W. Broad Street Glen Allen, VA 23233	78
189	NDF III MJ Crossing, LLC	NDF III MJ Crossing, LLC Ryan Vickers 511 N Broadway Denver, CO 80203	American Freight Outlet Stores, LLC	Outlet Store Lease, dated January 5, 2012  1418 N Town East Blvd Ste 100 Mesquite, TX 75150	4650
190	Net Leased Management, LLC	Net Leased Management, LLC Anna Marie Deleon 10951 Sorrento Valley Road, #2A San Diego, CA 92121	American Freight Outlet Stores, LLC	Outlet Store Lease, dated March 21, 2019  1210 W Morena Blvd San Diego, CA 92110	5630
191	New Bern Development, LLC	New Bern Development, LLC Rebecca Andrews PO Box 6309 Raleigh, NC 27628	American Freight Outlet Stores, LLC	Retail Lease Agreement, dated June 30, 2022  3529 Maitland Dr Raleigh, NC 39121	9876
192	New Plaza Management LLC	New Plaza Management LLC Howard Shafron 2720 Van Aken Blvd., Ste. 200 Cleveland, OH 44120	American Freight, LLC	Lease Agreement, dated March 19, 2019  10333 Northfield Rd - Unit 110 Northfield, OH 44067	43
193	Newport Crossing Investors, LLC c/o Coastal Equities Real Estate	Newport Crossing Investors, LLC c/o Coastal Equities Real Estate Sarah Mendel 3265 Meridian Pkwy, Ste. 1300 Weston, FL 33331	American Freight, LLC	Lease, dated February 14, 2023  451 A Oriana Rd Newport News, VA 23602	81
194	North County Columbia Realty, LLC c/o ORDA Corporation	North County Columbia Realty, LLC c/o ORDA Corporation Diane 15400 Knoll Trail, Suite 201 Dallas, TX 75248	American Freight, LLC	Lease, dated May 26, 2018  2900 Paris Rd Suite 200 Columbia, MO 65202	165
195	Northern McFadden Limited Partnership	Northern McFadden Limited Partnership Brent Gregory 400 Montgomery Street, 4th Floor San Francisco, CA 94104	American Freight Outlet Stores, LLC	Lease, dated August 22, 2019  1430 S Village Way Suite K Santa Ana, CA 92705	5631
196	Northside Village Conyers, LLC	Northside Village Conyers, LLC Donna Cauther 85-A Mill Street, STE #100 Roswell, GA 30075	American Freight, LLC	Lease, dated November 19, 2020  425 Sigman Rd Ste 105-106 Conyers, GA 30012	215

ID #	Counterparty	Counterparty Address	Debtor	Rejected Agreement and Property	Store
197	Oil Capital Commercial Real Estate Services	Oil Capital Commercial Real Estate Services Mike Schnake 5555 E. 71st St., STE. 7300 Tulsa, OK 74136	American Freight, LLC	Lease, dated March 29, 2018  3301 South Elm Place Broken Arrow, OK 74012	161
198	Old Orchard, LLC	Old Orchard, LLC Christina Line 30 W Franklin St., Ste. 302 Hagerstown, MD 21740	American Freight, LLC	Lease Agreement, dated May 29, 2015  17627 Virginia Ave Hagerstown, MD 21740	112
199	Oldacre Mcdonald	Oldacre Mcdonald David Heydasch 3841 Green Hills Drive, STE #400 Nashville, TN 37215	American Freight FFO, LLC	Lease, dated March 1, 1999  2300 State Street New Albany, IN 47150	245
200	One Home Realty, INC	One Home Realty, INC Ed Stroud 16617 Hwy 71 Savannah, MO 64485	American Freight FFO, LLC	Lease Agreement, dated December 15, 2017  3715 N Belt Highway Saint Joseph, MO 64506	242